



**Investment
Properties
Corporation**

FOR LEASE - FLEX SPACE
6100 Shirley St. S, #3 | Naples, FL 34109
📍 Located off Shirley St. | Naples Industrial Park



HIGH QUALITY FLEX SPACE | 7,837 SF WAREHOUSE

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The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com
Licensed Real Estate Broker



OFFERING SUMMARY

SUITE	SQUARE FOOTAGE	PSF/YR	EST. 2025 CAM PSF/YR	AVAILABLE	MONTHLY TOTAL
#3	7,837 SF	\$20.00	\$4.00 PSF	IMMEDIATELY	\$15,674.00

Warehouse space located in the heart of Naples Industrial Park. This versatile unit features a storefront office, two-restrooms, water fountains, a convenient roll-up door, and soaring 26' ceilings - ideal for a variety of industrial or commercial uses. Don't miss this rare opportunity to lease high-quality space in a prime Naples location.

DEMOGRAPHICS (2026)	1 MILE	3 MILES	5 MILES
Est. Population	7,245	51,739	114,215
Est. Avg. Household Income	\$146,864	\$194,612	\$182,528
2025 AADT Traffic Count	54,000 cars on Pine Ridge Rd daily		





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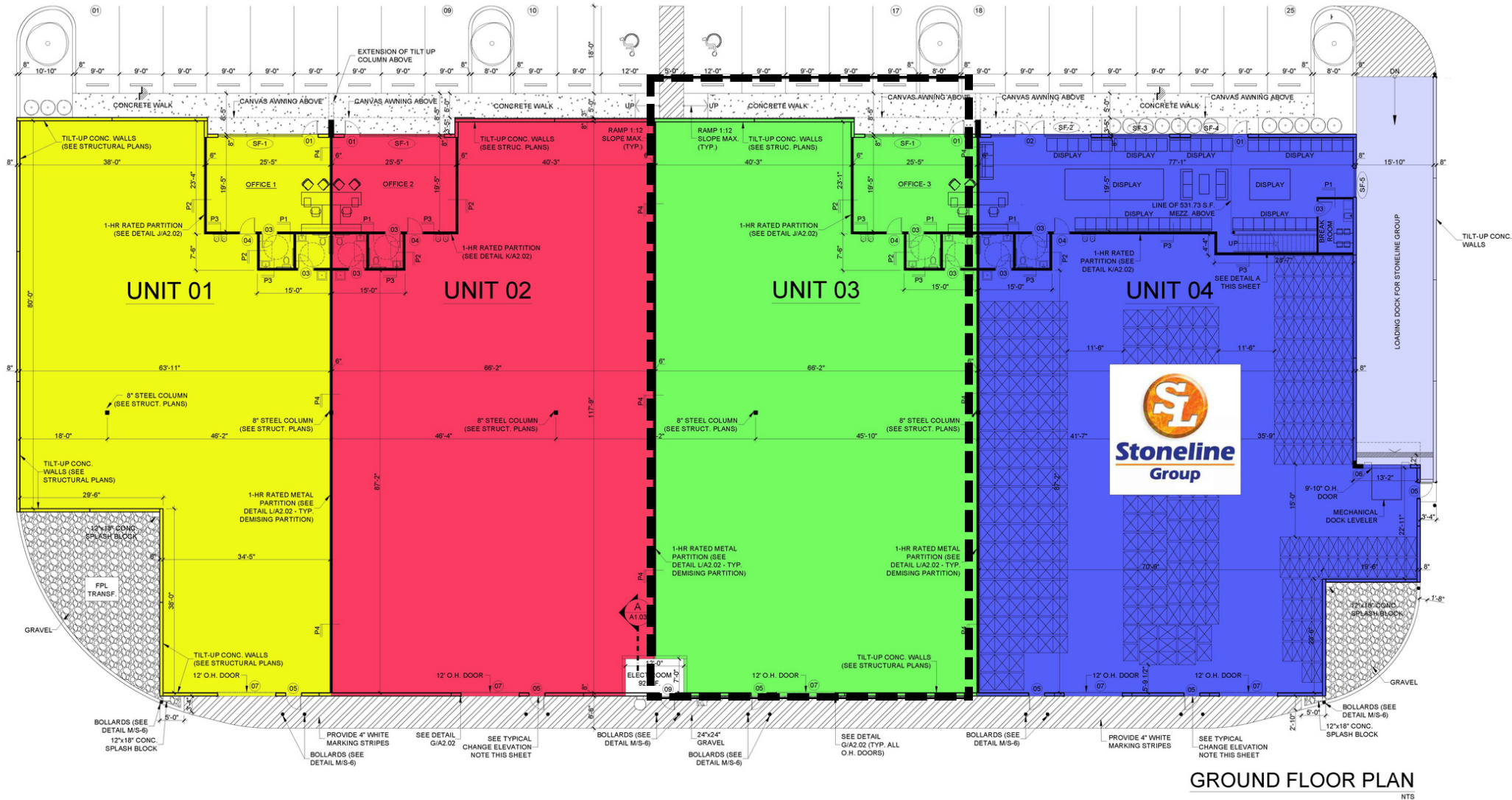
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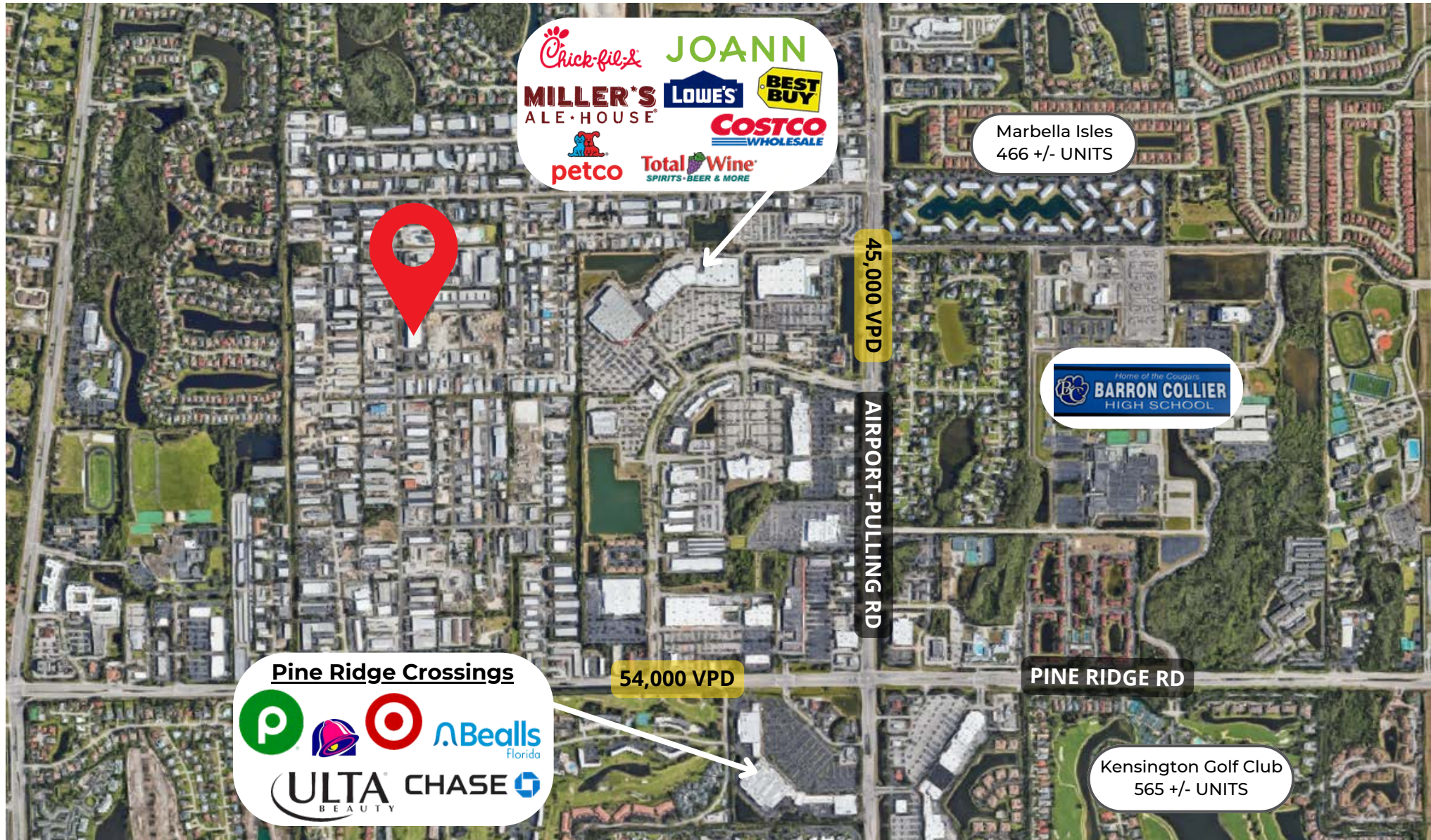
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